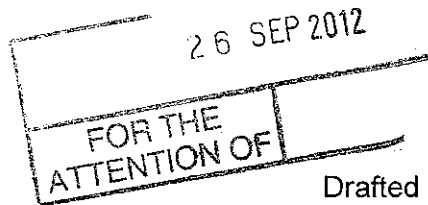


Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Martin Nugent
01254 828060
D3/12/0751



Drafted 26 September 2012

Dear Sir

**Planning Application, Ribble Valley District
3/12/0751 Methodist Chapel, Church Lane, West Bradford**

I refer to your letter of 31 August 2012 concerning the above application.

I have no objection in principle to this application on highway safety grounds.

The arrangements for this proposed three bedroom property include two off street parking spaces that allow manoeuvring to and from Chapel Lane in a forward gear.

However, it is not clear from the plans and elevations provided if there is to be a gate across the driveway, leading from Church Lane. If a gate is to be included it must be set back a minimum of 5.0m from the back of carriageway and the gateposts must be set at 45degrees to the carriageway.

In addition, there is no footway along the frontage with Church Lane and it is not clear if the boundary wall is less than 1.0m in height to either side of the driveway. If the line of the boundary wall was to be pulled back a short distance, there exists an opportunity to provide a short footway link along the church frontage to provide improved pedestrian access to the existing bus stop and protection for an exposed lighting column.

Given that there will be engineering work required to achieve the requested widening of the access to secure a new driveway, the additional works required would not be extensive. Further to these comments, I have attached a rudimentary layout.

The layout for the driveway access must be designed to comply with LCC recommendations, as detailed below.

Should your Planning and Development Committee be minded to support this proposal, I would recommend the inclusion of the following highway Conditions in any consent:

The creation of the new access will require the provision of an additional drop kerb and associated alterations to the existing footway. Accordingly, the following Conditions should be included in any consent:-

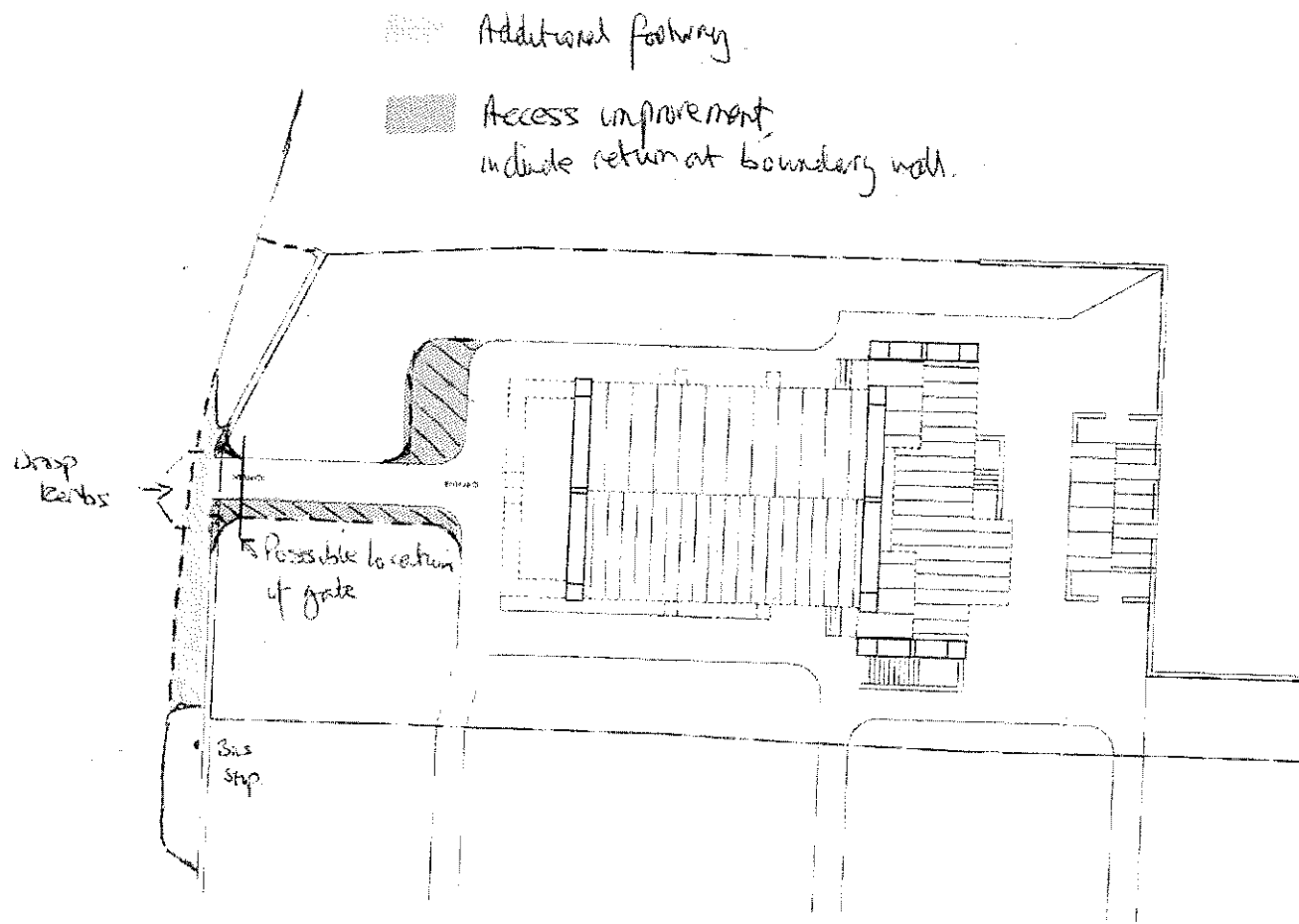
A The kerbing at the vehicular crossing shall be reinstated in accordance with the Lancashire County Council Specification for Construction of Estate Roads, concurrent with the formation of the improved access. This is to provide the necessary access and to maintain the proper construction of the highway.

B. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information, details below:

Oliver Starkey, Public Realm Manager (Ribble Valley), Lancashire County Council,
Willows Lane, ACCRINGTON BB5 0RT
01254 770960 customerserviceeast@lancashire.gov.uk

Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
01254 828060



Site plan

Scale: 1:200

320120751P

AMENDED PLANS RECEIVED
DATE 7/8/12

SCALE 1:200 (A3)		
PROJECT NO 10062	DRAWING NO 01	REVISION A
PROJECT Chapel Chapel Lane West Bradford		
Drawing Name Site plan		